044.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,200 / 868,200
					USE VALUE:	868,200 / 868,200
					ASSESSED:	868,200 / 868,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPANIAN NELSON & ANI
Owner 2:	
Owner 3:	
Street 1:	125 STONY BROOK ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,559 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4559.000	422,800		445,400	868,200
Total Card	0.105	422,800		445,400	868,200
Total Parcel	0.105	422,800		445,400	868,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.03 | /Parcel: 371.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31539

GIS Ref

GIS Ref

Insp Date 11/26/18

!3789!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	422,900	0	4,559.	445,400	868,300	868,300	Year End Roll	12/18/2019
2019	104	FV	328,200	0	4,559.	473,300	801,500	801,500	Year End Roll	1/3/2019
2018	104	FV	328,200	0	4,559.	345,200	673,400	673,400	Year End Roll	12/20/2017
2017	104	FV	307,800	0	4,559.	300,700	608,500	608,500	Year End Roll	1/3/2017
2016	104	FV	307,800	0	4,559.	256,100	563,900	563,900	Year End	1/4/2016
2015	104	FV	274,100	0	4,559.	250,500	524,600	524,600	Year End Roll	12/11/2014
2014	104	FV	274,100	0	4,559.	206,000	480,100	480,100	Year End Roll	12/16/2013
2013	104	FV	285,300	0	4,559.	196,000	481,300	481,300		12/13/2012

PRINT

Date	Time
12/10/20	18:56:22

LAST REV

Date	Time
04/25/19	17:54:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3789

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TITILAH ANNA E	28764-101		6/26/1998		263,000	No	No		Y

USER DEFINED

Prior Id # 1:	31539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/1995	635	Manual	4,900	C				REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
2/14/2009	Meas/Inspect	197	PATRIOT
3/8/2000	Mailer Sent		
3/3/2000	Measured	263	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4559		Sq. Ft.	Site		0	80.	1.22	1									445,418						445,400	

Total AC/HA: 0.10466 | Total SF/SM: 4559 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 445,418 | Spl Credit | Total: 445,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.98980200
Adj $ / SQ:	184.877
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	612697
Depreciation:	189936
Depreciated Total:	422761

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

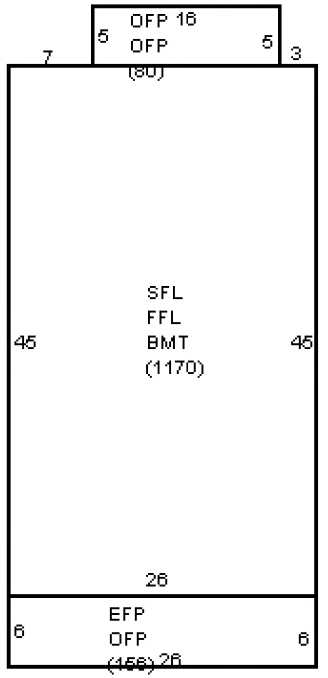
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.88
Special Features:	0	Val/Su Net:	106.18
Final Total:	422800	Val/Su SzAd	180.68

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	55.460	64,892
FFL	First Floor	1,170	184.880	216,306
SFL	Second Floor	1,170	184.880	216,306
OFP	Open Porch	316	21.500	6,794
EFP	Enclos Porch	156	44.220	6,899

Net Sketched Area:	3,982			Total:	511,197
Size Ad	2340	Gross Are	3982	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

044.0-0006-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	